

Applicant	DRAC Development LLC	
Request	Plat Approval for the "Manors" Plat	
Location	1730 N Dixie Hwy.	
Legal Description	Acreage in Sec 35-49-42	
Property Size	41,825 sq. ft. or 0.96 acres	
Zoning	RMM-25	
Existing Land Use	Single Family Residence	
Future Land Use Designation	Medium-High Residential	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	City Commission County Commission	
Applicable ULDR Sections	Sec 47-24.5 Subdivision Regulations	
Notification Requirements	Sign notice	
Action Required	Recommend, Recommend with Conditions, Recommend Denial	
Project Planner Authorized By Approved By	Name and Title	Initials
	Kevin Erwin, Planner I	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Services Manager	

Request:

This is a request to plat 41,825 square feet, or 0.96 acres of residentially zoned land for an 8 unit townhouse development. This plat was reviewed for conformance with ULDR Sec. 47-24.5, Subdivision Regulations, at the November 26, 2002 DRC meeting and all comments have been addressed.

The site plan for the townhouse development (Case #39-R-03) was reviewed by the DRC on May 13, 2003. The applicant has not yet revised the plans to address staff comments for that project.

Pursuant to Sec 47-25.2.f Adequacy Requirements, Park and Open Space, this plat will generate a need for 0.0432 acres of park land. The City will accept the cash equivalent of \$ 2,016.42 in lieu of the required land. This fee will be collected prior to final DRC signoff.

Comprehensive Plan Consistency:

Staff finds that the plat as proposed is consistent with the City's adopted Comprehensive Plan in that the density proposed by the plat note is within the maximum allowed in the Medium-High Land Use designation.

Staff Determination:

This plat conforms to Sec 47-24.5, Subdivision Regulations.

Planning and Zoning Board Review Options:

If the Planning and Zoning Board determines that the application meets the intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for approval to the City Commission.

If the Planning and Zoning Board determines that the application does not meet intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for denial to the City Commission.